

All residents are encouraged to attend

The Next Town Assembly
of the Village of Arden
Monday, Sept. 23, 2002
at 7:30 p.m. in Gild Hall
2126 The Highway, Arden, Delaware

OUR AGENDA WILL INCLUDE:

1. A motion from the Avery Task Force authorizing it to begin negotiations with Marsha Avery's lawyer to purchase the Avery parcel adjacent to Sherwood Forest and to identify funding opportunities to make the purchase possible. If a package is negotiated, it subsequently would be presented to the residents for a referendum vote to purchase the property. An information meeting on the Avery Property will be held Sunday, Sept. 22, at 2-4 p.m. at BWVC and will include a walk of the property lines.
2. Presentation from the Delaware State Legislature to Bill Press honoring his years of public service, by State Representative Wayne Smith.
3. New Castle County Councilman Bob Weiner will present an update on the Claymont Renaissance
4. The Buzz Ware Village Center makes its annual report.
5. Trustees Report.
6. Committee Reports in reverse alphabetical order.

All are welcome hither.

Please note: Those attending town meetings are eligible to vote only if they have resided in Arden six consecutive months prior to the meeting and are 18 years old or older.

Minutes of the Town Assembly for the Village of Arden

Monday, June 24, 2002

Gild Hall - Arden, Delaware

Fifty-seven residents were in attendance, as shown below, an increase of three since the previous meeting on March 25, 2002. Of these 57, twenty-five were not at the previous meeting. In recent years, attendance at June meetings was 49 in 2001, 53 in 2000, 70 in 1999, 57 in 1998, 57 in 1997, 50 in 1996, and 55 in 1995.

Frank Akutowicz
Lew Aumack
Beverly Barnett
Ruth F. Bean
Steven B. Blades
Liz Broadbent
Walter Broadbent
Marianne Cinaglia
T A Costello
Shane F. Cullen
Alton Dahl
Christine Demsey
John Demsey
Cynthia Dewick
Jane Frantz
Tom Frantz
David Gerbec
Charles Hahn
Aaron Hamburger
Sally Hamburger
Heidi Hoegger
Christopher Iracki
Rodney Jester

Deborah A. Kenney
Elise Kidd
Allan Kleban
June Kleban
Lynda Kolski
Evelyn Knotts
Barbara Anne Macklem
Mary Marconi
Connec McKinney
Lisa Mullinax
Denis O'Regan
Elizabeth O'Regan
Ruth Panella
Pam Pearson
Jeffrey Politis
Pam Politis
Alfred Pompper, Jr.
Bill Press
Peter A. Renzetti
Elizabeth Resko
Hugh Roberts
Ed Rohrbach
Sue Rothrock

Johanne Schroeder
Danny Schweers
Sadie Somerville
Neal Ann Stephens
Beth Stevenson
Steve Tanzer
Steven Threefoot
Mark Taylor
Elizabeth Varley
Larry Walker
Laura Wallace
Jan Westerhouse
Tom Wheeler

ALSO PRESENT:
Dave Brady, *State Representative, 8th District*
Hardy Hoegger
Frances Horton
Stephen Horton
Bob Weiner, *New Castle County Councilman*

1. Meeting called to order: Steven Threefoot, newly-elected Town Chair, called the meeting to order at 7:35 p.m. Corrections to the minutes of the previous meeting were called for and recorded by the new Village Secretary, Danny Schweers.

2. New Residents: Two new residents of Arden stood and introduced themselves:
Pam Pearson, 2112 The Highway;
Christopher Iracki, 2201 Orleans Road.

3. Recently Deceased: A moment of silence was observed in memory of Peggy Aumack who was an energetic neighbor, daughter of Don Stephens, and grand-daughter of one of our village's founders, Frank Stephens.

4. Introduction of Visitor: Dave Brady, State Representative of the 8th District, introduced himself. He serves on the Joint Finance Committee and other committees. Rep. Brady's Wilmington office is in the Carvel State Office Building, 820 N. French St., Wilmington, DE 19801. That office telephone number is 302-577-8476.

5. Report on Harvey Road Traffic Calming. Alton Dahl moved and Bev Barnet seconded a motion to suspend the rules for twenty minutes to allow for discussion on this topic. There was no discussion and the motion passed unanimously. Discussion began with a report from the HRTC Committee represented by Lynda Kolski. She noted that the various displays around the room told a lot about the current thinking of the Delaware Department of Transportation (DelDOT). She emphasized that at the moment there are no fixed plans to calm traffic, that the displays only represent concepts, which are subject to further public commentary. She encouraged those present to fill out survey forms.

The Harvey Road Traffic Calming Committee, she reported, supports concepts that actually reduce the speed of traffic on Harvey Road. Arches over the roadway, the Committee members believe, cannot do this.

Others in attendance then expressed their opinions. One speaker noted that trees already arch over roadway; adding arches is futile, the road should not be widened at the Montessori School, and we need to get the fire department to remove their veto of effective traffic calming measures. Denis O'Regan asked about "bulb-outs" and "Geo-grid." Lynda answered that bulb-outs are areas next to the road enclosed by curbs which may contain plants but which do not narrow the road. Geo-grid is textured asphalt with a brick design painted red. Marianne Cinaglia likes the idea of a boundary, an archway or even a sign that says "Welcome to the Ardens. Please obey our speed limits." She also would like to see a bikeway through the Ardens. Pete Renzetti says we don't need to add stuff to the road; we need to change the psychology of people passing through. The way to do this is to enforce existing speed laws and establish a reputation. Rodney Jester concurred that enforcement is the only thing that will work. Hardy Hoegger, who lives on Harvey Road in Ardentown, said that aesthetics will not reduce speeding; only enforcement will. Mary Marconi reported that an action committee is forming to try some different approaches to change people's minds about speeding through the Ardens.

6. Chairperson Emeritus. Alton Dahl moved and Pete Renzetti seconded a motion to nominate Bill Press for the position of Chairperson Emeritus. The motion from the January meeting was read aloud. "The immediate past Chairperson of the Town Assembly may be elected by the Town Assembly to the office of Arden Chairperson Emeritus for a period of three years. The Arden Chairperson Emeritus shall be a member of the Advisory Committee and may act in an advisory capacity to the Town Assembly and all Committees of the Village of Arden. The Arden Chairperson Emeritus, when requested by the Chairperson of the Town Assembly, may represent the Village of Arden at Federal, State, County and community functions."

Bill Press then rose to say what a great honor it was to be so nominated to this new position. Even though our village is over 100 years old, he noted, we still do new things. He expressed mock surprise that the village was still here after thirty years of his service as Chair of the Town Assembly and suggested that a blue blazer with gold stripes might be an appropriate gift. He was then unanimously elected.

7. Items from the Chair. Steven Threefoot reported that, barring any opposition, the Village would continue to allow New Castle County to represent it in issues concerning Federal Housing Block Grants. No one rose to comment.

The Emergency Management Agency of New Castle County is establishing an emergency notification system using a telephone-tree approach. What would count as an emergency has not yet been defined.

Items received by the Village can now be found in the Arden Club Library in Gild Hall. This includes a recent DelDOT report on mass transit planning.

Steven has set up an e-mail list so villagers might be reminded of town assemblies, etc. Those who do not want e-mail or cannot receive e-mail should notify him as to what

method they would like to be informed.

A forum concerning affordable housing will take place July 2nd featuring Tom Carper.

8. Representative to Claymont Renaissance. Bev Barnett moved and Mary Marconi seconded a motion to appoint an Arden representative to Claymont's Renaissance Committee. State Rep. Dave Brady talked about what a wonderful project this was. Steven Threefoot requested the motion be amended to authorize the Chair of the Town Assembly to make the appointment. Bev graciously accepted the amendment and Pete Renzetti seconded the revised motion, which read as follows: "It is moved to establish the position of Representative to Claymont's Renaissance Committee. The Chair of the Town Assembly is to appoint the representative." There was no further discussion, and the motion was approved unanimously.

9. Assessors Report. Alton Dahl read the first page of the full report, which is found below. Alton noted that land rents will increase, on average, about 15% next year, principally because of increases in school taxes. The report was accepted unanimously.

ARDEN BOARD OF ASSESSORS
REPORT TO TOWN ASSEMBLY, JUNE 24, 2002
ASSESSMENT FOR LAND RENT DUE MARCH 25, 2003

SECTION I – Discussion and Definitions

The assessment for land rent due on March 25, 2003 is presented in this report. In determining the total rent to be raised by the Trustees the Board adopted the concepts presented by the 1980 Board of Assessors and used in some form by all succeeding Boards. The rental revenue from this assessment will provide adequate income for the Village to:

1. pay the county and school taxes levied on the Trust by outside taxing authorities,
2. pay for administration of the Trust,
3. maintain the community standard of living as indicated by referendum, and
4. maintain a prudent reserve to insure that the Village has freedom in considering future community expenditures.

The rental value of Arden's leaseholds varies from lot to lot. The differences in the value of these assessments were derived by estimating the additional or reduced rental value of each of the following advantages or disadvantages: size, special privileges and location.

This year's assessment will leave a projected "Prudent Reserve" for the Village of approximately \$138,000 at the end of the fiscal year, March 2004. The term "Prudent Reserve" refers to the amount of money projected to remain in the Village's General Fund at the end of the fiscal year. To forecast expenditures the Assessors used information from the Three-year Budget Projection prepared by the Budget Committee of the Village Assembly.

The Assessors have determined that the total land rent to be collected in the year 2003 will be approximately \$376,000. The amount to be collected is 15 percent higher than last year's assessment. Last year's assessment was low because it took advantage of drawing down the previous year's larger than necessary reserve. Average Land Rent increase for the past five years is 3.6%. The new assessment reflects a 19.1% projected increase in the county and school taxes for the fiscal years 2002-2003 and 2003-2004. The school tax increase was anticipated for several years and the reserve is projected to be adequate to pay the 2002 tax bill without going below our usual reserve guideline of one third of total expenses.

Total Village Expense for 2002-03 is now projected to exceed revenue by about \$36,000. This net expense will be covered by the previous year's surplus.

DEFINITIONS

The General Rate, called Rate A, reflects a value all leaseholds share.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.

The Lot Size Adjustment Rate called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate reflects the fact that a substantial part of any lot's value derives from the privilege of maintaining a domicile on the lot regardless of its actual size.

The Commercial Rate, called Rate D, reflects the added value of a leasehold with the privilege of accommodating commercial as opposed to residential use. This rate currently applies to only one lot.

The Specific Location Factors make adjustments to appropriate leasehold land rent in accordance with uniformly applicable rules based on the physical situation of the leasehold.

SECTION II – Calculation of Total Revenue Required

The computation of rental revenue required from the Arden Trust (based on projected data of the budget committee) is as follows:

1. A: The forecasted amount needed for the county and school tax	\$250,000
B: The forecasted amount needed for Trust administration	46,000
C: The forecasted amount needed for budgeted community expenses	<u>119,000</u>
TOTAL ITEM 1 - FORECASTED EXPENDITURES	\$415,000
2. The amount needed to achieve the desired 2003/04 year-end prudent reserve	
2003/04 year end target	\$138,000
Less projected position at 2002/2003 year-end	<u>(\$144,000)</u>
	(\$6,000)
TOTAL REVENUE REQUIRED	<u>\$409,000</u>

SECTION III - The 2002/03 Fiscal Year Rental Rates

(year beginning March 25, 2002)

General Rates

Rate A:	\$156.00 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold. This is compared to the previous year's "A" Rate of \$133.00.
Rate B:	80% of Rate A. For each dwelling unit in addition to the first, the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.
Rate C:	40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.
Base Land Rent:	The sum of the charges (in dollars) from applying the General Location Rates A, B, and C to the area of a leasehold.
Rate D:	A surcharge of 75% of the Base Land Rent for a leasehold with commercial privileges; no deduction for frontage on Marsh Road.

Specific Location Factor Rates (See Notes):

- | | |
|---|------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests | +10% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street | + 5% |
| 3. Leaseholds adjacent to or fronting on a communal green | + 5% |
| 4. Leaseholds adjacent to Harvey Road and/or Marsh Road | - 5% |
| 5. Leaseholds having driveway access only to Harvey Road and/or Marsh Road | -5% |

Notes

- The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.
- Leaseholds having less than a 25 foot opening to the forest will not be charged a woods factor. More than that frontage to the forest will be considered a full access and charged a full factor.
- Location factors 4 and 5 are additive if both are applicable.

SECTION IV - Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general rates:	\$367,000
From the specific location rates:	<u>\$9,000</u>
Total Land Rent	\$376,000
Revenue from interest, grants, right-of-ways, fines, etc.	<u>\$33,000</u>
TOTAL REVENUE	\$409,000

SECTION V – Examples

SAMPLES OF BASE RENTALS

Lot Size (sq. ft.)	Base Land Rent
10,000	\$1,232
20,000	1,856
30,000	2,480
40,000	3,104

EXAMPLES OF RENT CALCULATION

- A 20,000 sq. ft. lot containing one dwelling unit, fronting on a Village Green and adjacent to Arden Forest:

6,500 sq. ft. X \$156/M sq. ft.	\$ 1,014.00
13,500 sq. ft. X \$156/M sq. ft. X 40%	<u>842.40</u>
Base Land Rent	\$1,856.40
Forest Factor—\$1,856.40X 10%	185.64
Greens Factor—\$1,856.40X 5%	<u>82.82</u>
Total Land Rent	\$2,134.86

- A 30,000 sq. ft. lot containing three dwelling units and adjacent to Arden Forest:

6,500 sq. ft. X \$156/M sq. ft.	\$ 1014.00
6,500 sq. ft. X 2 X \$156/M sq. ft. X 80%	1,622.40
10,500 sq. ft. X \$156/M sq. ft. X 40%	<u>655.20</u>
Base Land Rent	\$3,291.60
Forest Factor—\$3,291.60X 10%	<u>329.16</u>
Total Land Rent	\$3,620.76

SECTION VI. Items for Further Study and Discussion

Some questions were discussed by the Board but no action taken because ways of dealing with them were not identified.

Question 1—Does permission to maintain a small additional domicile change the property value equally to permission to maintain a large one? Since a leaseholder is not allowed by Trustee or County rules to change the size of an existing second domicile this privilege is not necessarily equal for all. Yet our land rent formulas treat all the same, estimating that each additional domicile increases the value of the lease half as much as permission for the first domicile.

The only suggestion for dealing with this issue would be to adjust the value based on the area of the footprint of the additional domicile allowed under grandfather status. Our Board was not in favor of such a change without further study and legal opinion.

Question 2—Do the new County Zoning exemptions for home businesses in the Ardens change the value of Arden properties relative to each other? In many ways the advantage is equal for all leaseholders, but is there a bigger advantage for larger leases? Which aspects of home businesses have really changed and which are just recognized differently? If there is an advantage of one lease over another in this respect how can it be quantified in terms of land rent? Does the change in home-based business rules impact the value we place on additional domiciles?

Our limited experience with operation of the new rules and their interpretation led our Board to decide that it was too early to make any decisions.

SECTION VII

THE 2001 BOARD OF ASSESSORS: Vote on Final Report

Alton Dahl—Yes; Carl Falco—Yes; Lynda Kolski—No; Mary Marconi—No;
Peter Renzetti—Yes; Steve Tanzer—Yes; Elizabeth Varley—Yes.

10. Commendation of Peg Aumack. County Councilman Bob Weiner rose to present a commendation of Peg Aumack to Peg's husband, Lew. Bob noted he spent much of his youth in Arden including the ACRA Day Camp. He worked with both Peggy and Lew when he served as Zoning Chair for the county and remembers them bringing fresh ideas and making folks look at the "green" side of every issue. This included protection of Naaman's Creek and the fight against the Brandywine Town Center. Peggy Aumack was the grand-daughter of Arden founder Frank Stephens, and a devoted wife and mother.

Lew Aumack then said a few words about his wife of many years and her illustrious family, a family whose history includes work in civil rights, social work, votes for women, aid to Russian orphans after the Revolution, helping Jews escape from Nazi Germany, supporting the Red Cross, helping American Indians and Japanese interred during WWII, picketing the South African embassy for their support of racial segregation, and picketing the Raceway.

Bill Press then said a few words, remembering how Peg had found an impoverished family sleeping on floors, found them a mattress, and carried it herself up to the second floor. Peg, he said, had a great talent for fitting into all circumstances. Her big idea was to do good. Hospitalized, she wanted to get out to vote. She was one of the best women with which Arden has been blessed, the people who mean Arden.

11. Trustees Report

Marianne Cinaglia submitted the financial reports found below in part. She noted that most of the Land Rent has been collected.

The independent audit by Corcoran & Company, P.A. is complete for the 2001-2002 fiscal year. The Audit Committee will give the formal report on the audit. In the report the auditor notes that the Village has four grants that have not been completely expended and advises that the grants be closed out this fiscal year.

The Trustees have received a communication from our attorney, Roger Akin, regarding the Buckingham Greene suit. Mr. Akin reports that Vice Chancellor Noble has determined that all of the defendants named in the case will remain as defendants, that the rip-rap basin in place at present is not achieving its stated objectives, and the "reasonable user" doctrine, which states that the court must consider the reasonableness of the upstream landowner in burdening the downstream landowner, needs to be considered when deciding issues of this type. We are now moving forward to the next step in the settlement process.

INVESTMENT POSITION AND BANK BALANCES

March 25, 2002 to May 31, 2002

Arden Building & Loan	\$112,747.45
Wilmington Trust	60,968.83
Vanguard Fund 30	119,276.12
Vanguard Fund 33	<u>195,726.34</u>
Total:	\$488,718.74

INCOME AND EXPENSES AGAINST BUDGET

Ordinary Income/Expense

	APRIL-MAY, 2002	BUDGET
INCOME		
INTEREST	42.41	20,000
INVESTMENT INCOME		
DIVIDENDS-VANGUARD		
FUND 30	108.99	
FUND 33	<u>66.02</u>	
Total DIVIDENDS-VANGUARD	<u>175.01</u>	
Total INVESTMENT INCOME	175.01	
LAND RENT	320,179.82	323,000.00
LAND RENT FINANCE CHARGE	484.69	
MEADOW LANE ACCESS	619.94	
MEMORIAL GARDEN DONATIONS	1,460.00	
Uncategorized income		
EXCAVATION PERMITS	10.00	
TRAFFIC FINES	74.15	
Uncategorized Income - Other	<u>0.00</u>	<u>21,000.00</u>
Total Uncategorized Income	<u>84.15</u>	<u>21,000.00</u>
Total Income:	323,046.02	364,000.00

(report continued on next page)

EXPENSE	APRIL-MAY, 2002	BUDGET
ADVISORY COMMITTEE	\$ 0.0	\$ 375
ARCHIVES		
RENT	\$ 364.00	
Other	<u>0.00</u>	<u>\$ 4,000</u>
Total ARCHIVES	364.00	4,000
BOARD OF ASSESSORS	0.00	50
BOOKKEEPING SERVICE	400.34	2,402
BuzzWareVC COMMITTEE		
RENOVATIONS	0.00	6,000
Other	<u>134.22</u>	<u>1,000</u>
Total BuzzWareVC COMMITTEE	134.22	7,000
CIVIC		
COMMONS & FORESTS	1,389.87	20,000
ROADS	0.00	16,000
SPECIAL CLEAN-UP	1,768.47	1,500
TRAILS RENEWAL FUND	40.00	
TRASH	<u>6,222.63</u>	<u>39,000</u>
Total CIVIC	9,420.97	76,500
COMMUNITY PLANNING		
AVERY TASK FORCE	0.00	2,000
Other	<u>0.00</u>	<u>1,000</u>
Total COMMUNITY PLANNING	0.00	3,000
CONTINGENCIES	0.00	2,000
CONTRIBUTIONS	0.00	4,050
GILD HALL RENTAL	0.00	850
LEGISLATIVE REFERENCE	0.00	50
MEM. GARDEN	569.45	
NEW INVESTMENTS	0.00	
OFFICE RENT	350.00	
PLAYGROUND	0.00	1,800
REGISTRATION	14.40	1,200
SAFETY		
HARVEY ROAD SPEED ENFORCEMENT	0.00	2,000
TOWN WATCH FEE	0.00	2,268
SAFETY - Other	<u>0.00</u>	<u>1,000</u>
Total SAFETY	0.00	5,268
TAXES		
LOCAL SCHOOL DISTRICT	0.00	164,550
NCC PROPERTY		
OVER 65	-8.00	
Other	<u>0.00</u>	<u>57,839</u>
Total NCC PROPERTY	-8.00	57,839
Total TAXES	-8.00	222,389
TOWN ADMINISTRATIVE EXPENSES		
TOWN TELEPHONE	32.10	
Other	<u>475.40</u>	<u>3,325</u>
Total TOWN ADMINISTRATIVE EXPENSES	507.50	3,325
TOWN SECRETARY	988.66	5,932
TRUSTEE ADMINISTRATION		
Payroll Expenses	262.49	
ADMIN. ASSIST	1,530.00	
FEES/OPERATIONS	214.89	
Other	<u>0.00</u>	<u>45,380</u>
Total TRUSTEE ADMINISTRATION	2,007.38	45,380
Total Expense:	<u>14,748.92</u>	<u>385,571</u>
Net Ordinary Income:	<u>308,297.10</u>	<u>-21,571</u>
Net Income:	308,297.10	-21,571

COMBINED BALANCE SHEET—GOVERNMENTAL FUND TYPES

March 24, 2002 and 2001

	GENERAL FUND TRUSTEES OF ARDEN	SPECIAL REVENUE FUNDS VILLAGE OF ARDEN, INC.	
		MUNICIPAL STREET AID FUND	VILLAGE CENTER FUND
ASSETS			
Cash	\$67,375	-	41,662
Investments	277,575	56,658	9,616
Accounts Receivable: Land rents	<u>4,521</u>	-	-
TOTAL ASSETS	349,471	56,658	51,278
LIABILITIES & FUND EQUITY			
LIABILITIES			
Deferred revenue	\$22,806	-	-
Payroll taxes payable	70	-	-
Land rent received in advance	<u>147,042</u>	-	-
TOTAL LIABILITIES	169,918	-	-
FUND EQUITY			
Fund Balances - Unreserved	<u>179,553</u>	<u>56,658</u>	<u>51,278</u>
TOTAL LIABILITIES & FUND EQUITY	349,471	56,658	51,278

COMBINED STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCES—GOVERNMENTAL FUND TYPES

For the years ended March 24, 2002 and 2001

	GENERAL FUND TRUSTEES OF ARDEN	SPECIAL REVENUE FUNDS VILLAGE OF ARDEN, INC.	
		MUNICIPAL STREET AID FUND	VILLAGE CENTER FUND
REVENUES			
Allotment—State of Delaware	\$ -	25,530	\$ -
Grants—State of Delaware	13,546	-	-
Land Rentals	351,890	-	-
Installment on sale of road's right of way	5,437	-	-
Installment on sale of cable right of way	2,954	-	-
Installment on sale of antenna right of way	4,368	-	-
Investment income	14,688	909	708
Rent and maintenance payments	-	-	17,687
Miscellaneous income	<u>6,234</u>	-	<u>32,454</u>
TOTAL REVENUES	399,117	25,439	50,849
EXPENSES			
General	122,746	17,240	21,497
Property taxes	209,671	-	-
Administrative	<u>37,447</u>	-	-
TOTAL EXPENSES	369,864	17,240	21,497
EXCESS OF REVENUE OVER EXPENSES	29,253	8,199	29,352
FUND BALANCES—BEGINNING OF YEAR	<u>150,300</u>	<u>48,459</u>	<u>21,926</u>
FUND BALANCES—END OF YEAR	179,553	56,658	51,278

STATEMENT OF EXPENSES-BUDGET AND ACTUAL-GENERAL FUND

For the year ended March 24, 2002

	BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES			
Archives, General Fund, committee expense	\$ 3,980	\$ 3,161	\$ 819
Buzz Ware Village Center	13,500	13,500	-
Centennial Celebration	1,000	-	1,000
Civic:			
Commons and Forests	19,000	22,591	(3,591)
Grants	10,167	12,185	(2,018)
Roads	16,000	9,615	6,385
Special Clean-up	2,000	956	1,044
Trash collection	39,000	37,107	1,893
Community Planning:			
General budget	1,500	603	897
Grants	1,060	1,361	(301)
Legislative reference	50	-	50
Playground committee expense	4,050	3,863	187
Registration committee expense	3,500	2,738	762
Safety committee expense	3,268	2,785	483
Salaries-Secretary	5,750	5,264	486
Salaries-Bookkeeping services	2,320	2,124	196
Contingencies	2,000	253	1,747
Donations:			
ACRA	1,000	1,000	-
Arden Library	450	450	-
Arden Page	1,250	1,250	-
Fire Companies	950	950	-
Rent-Gild Hall	800	800	-
School, County and property taxes	224,000	209,671	14,329
Town expenses	275	190	85
Auditing	4,100	4,470	(370)
Insurance	6,500	6,241	259
Legal and professional fees	10,000	4,896	5,104
Office Rent	2,100	2,100	-
Operations and fees	6,550	9,174	(2,624)
Payroll taxes	1,600	1,482	118
Salaries-Administrative assistant	9,084	9,084	-
TOTAL	\$396,804	\$369,864	\$26,940

12. Safety Committee. Denis O'Regan reported that there have been reports recently of incidents involving out-of-control dogs. Arden residents are reminded that all dogs are to be under the control of their owners at all times. If anyone has information about attacks or wishes to submit comment, they may do so in writing or by e-mail to ardensafety@theardens.com.

The position of Town Watch Coordinator is still open. Written resumes should be forwarded to ardensafety@theardens.com.

A new round of speed enforcement is pending on Harvey Road.

If anyone has further information on "the Peeping Tom" it should be forwarded to ardensafety@theardens.com.

Bev Barnet noted that while the number of accidents on Harvey Road in recent years has been 11, 13, 15, and 21, so far this year there has been only one.

Report was accepted unanimously.

13. Registration. Ruth Bean presented the report prepared by Cecilia Vore. The Registration Committee convened on June 5. There are 352 eligible voters in the Village. The Registration Committee has decided to return to the practice of using the list of eligible voters to determine the number of votes needed to pass a referendum. This will keep us in compliance with the deed of Trust and Act to Reincorporate and will encourage a high voter participation. Volunteers have distributed Welcome Packets to three new households since the March meeting. There are five more packets in the works. Report was accepted unanimously.

14. Playground. Larry C. Walker, Co-Chair, reported that the Playground Committee met and organized itself. Mary Vernon will be the other Co-Chair for the coming year. During the past three months, the required Playground Inspections were conducted and all equipment was "adult tested" to ensure safety. All equipment is in safe condition. Additional "playground wood chips" were installed under some equipment to restore the shock absorbing surface. In June, a new, low-maintenance basketball backboard and rim were installed at the north end of the basketball court behind the Buzz Ware Village Center. The previous unit was over ten years old, and the rusting areas had been repainted several times. Report was accepted unanimously.

15. Legislative Reference. Elizabeth Varley reported the committee had convened and elected her chairman. The committee is still working on the indexing of motions of Town Assembly and expects this project to run at least through the rest of this year. Report was accepted unanimously.

16. Community Planning. Lynda Kolski reported on the following:

MEMORIAL GARDEN—Remembrance Day was held May 26, and participants heard some great stories about Manny and Rae Gerstine and the Holcomb family. The Memorial Garden clean up went well. Despite Ruth Bean's broken foot, there was a good turnout and a lot was accomplished. The problem with overrun from the pool into the Memorial Garden has returned. The pool board has promised to address the problem again and replace any dead grass once the problem is resolved.

WOOD CLEAN-UP—The annual woods clean-up was held April 13 with another good turnout and lots of trash removed from both Arden Forest and Sherwood Forest. Four crews worked together, two from Arden working in each of the woods and one from Ardentown working along Naamans Creek and one from Ardencroft working along Perkins Run. The committee is looking into having a community ivy pull. A certain area of Sherwood or Arden Forest would be designated and trash bags would be available for anyone to go in and pull ivy whenever they have a chance. Watch the Page for details.

LANDMARK STATUS—In an effort to respond to some of the challenges to the nomination, the State Historic Review Board has suggested changing placement of significance from the buildings or houses in the Ardens to the leasehold and land, which would be more appropriate. They are also working on strengthening the introduction.

AVERY TASK FORCE—The clock continues to tick on Marsha Avery. She still has not provided all the information requested by the Army Corps of Engineers for another jurisdictional determination. This must be done before she can do anything else. The task force met with Charlie Baker, Manager of the Land Use Department of New Castle County; Wendy Danner, attorney for the county; George Haggerty, Assistant General Manager; David Culver, Planning Manager; and Mark Kirk, Administrator, Office of Community Governing. The meeting was positive in that we believe we strongly conveyed to the county our concerns about protecting natural resources and flooding issues. They also gave us a detailed, clear definition of the process that Marsha Avery must go through to meet the Dec. 31 deadline. It is beginning to look more and more

like she will have a very difficult time meeting that deadline. However, nothing is set in stone, and anything could happen in the next six months. I think most of us at the meeting came away with the feeling that the county, while it must respect her rights as a property owner and cannot take sides, is fully aware of our concerns and will certainly be keeping a close eye on things as they progress. They indicated they are willing to consider our input at any point if we have any questions or concerns about information being submitted by the owner.

HARVEY ROAD TRAFFIC CALMING—Many of you attended the DelDot workshop last Monday and saw the concepts that DelDot developed for traffic calming on Harvey Road. It's important to note that these boards do not represent a final plan, they are only concepts being presented for public input. In addition, some of the elements presented in these concepts may not be possible because of DelDot standards for the topography and traffic volume on Harvey Road. For those of you who were not able to attend the workshop, we have extra surveys available for you to put your comments on. We strongly suggest that you take this opportunity to comment if you didn't at the workshop. In making comments, we would like to suggest that you stress whatever the final plan is, it must include effective traffic calming.

For the last six years, the Harvey Road Traffic Calming Committee has been working with one goal – to slow traffic on Harvey Road. Whatever the final plan is, it must include effective traffic calming elements and have an impact on slowing traffic or it is not acceptable. Overall, we don't believe the major components of these concepts, such as the arches, will accomplish that. The arches alone will not slow traffic. They must be combined with other effective traffic calming elements to have an impact on speed.

While we are still discussing many of the details about these concepts, in general, the HRTCC has developed several comments in response to them.

- Again, the final plan must include effective traffic calming elements.
- We are discussing placement of the arch at Sconset, such as on which side of Sconset it should go. Regardless, we think the existing fake brick crosswalk should remain in place and not be removed, even with the addition of a second crosswalk on the other side of the intersection.
- The medians should be raised and lengthened, not be made at ground level as presented. The diverter at Montessori should also be raised.
- Instead of fake brick on the shoulders from Veale to Sconset, we would like to see geo-grid to create more greenery along the road and unify the look for the entire length of Harvey. In addition, at the Sweep and Loreley, there would be fake brick only at the bus stop, not extended up the shoulder as presented where it is now grass.
- Around the electrical derrick at Sconset, there should be some form of protection that uses natural elements from our landscape, such as a berm or stone wall.
- There should be no nighttime illumination except from traffic lights. Currently, DelDot standards mandate that the arches must be lit at night.
- The committee is concerned that the flashing yellow lights on the arches that would be activated by a pedestrian crosswalk button would create a false sense of security for pedestrians. Cars would not be required to stop at these lights.
- The design of the bulb-outs needs further discussion.
- It's important to understand just how big these arches will be. The lowest crossover on the arch has to be a minimum of 17.5 feet high to provide clearance for a large truck or fire truck. These concept drawings are not to scale, and really create a false perspective of what the arches will look like. They will be very big, they won't look like garden arches. They must also be wide enough to span the road and shoulder. The traffic lanes will not be narrowed at any point along Harvey Road.

We are still in the early stages of this process, and there will most likely be future versions presented. We ask for your continued support as these plans come up for review. Your comments will mold what the final plan looks like. Whatever that plan is, it's very important to realize that once it is in place, it is there forever. If we don't like it, DelDot will not come back and take it down. Once it's there, it will remain for generations to come. That's why it is so important for everyone to give their feedback and comments during each step of this process to ensure that we get something that will effectively slow traffic and something that we can live with.

17. Civic. Sue Rothrock reported that the Civic Committee has approved the contract for road repairs. There are three major areas where work is going to be done. The first is on Hillside where we will be resurfacing a large portion that has many deteriorating patches. The second is the widening of the entrance to Arden at Marsh onto Millers Road. This work began today. The third is on Orleans Road from Marsh to Millers Road. We will be widening Orleans Road approximately 3 feet and raising the existing curbstones.

The Civic Committee would like to remind all leaseholders that they are responsible for taking care of their right of way. This includes cutting back bushes so there is clear visibility where there is access to the roadway at driveways and intersections. New Castle County code requires clear visibility of 25 feet at the corner of an intersection.

Numerous questions followed. Does widening run counter to our goal of traffic calming? Can Hillside have speedbumps to slow traffic cutting through Arden?

18. Sherwood Forest Plant and Animal Survey. Bev Barnet reported that this survey is underway through a Delaware Natural Resources and Environmental Control Habitat and Natural Resources Planning grant. The botanist, Janet Ebert, reports tallying 133 species in 55 families. Of these, 38 or 29% are not native to the Delaware piedmont. This is a normal percentage, no better and no worse than average tracts of forest. One patch of rare grass—*Panicum (Dicanthelium) yadkinese*—S1—is growing along the edge of Perkins Run.

The biologist, Jim White, reports finding

- Dragonflies - 2 species
- Butterflies - 4 species
- Fish - 5 species
- Amphibians - 6 species
- Reptiles - 1 species
- Birds - 78 species
- Mammals - 11 species.

Jim asks if anyone has seen snakes in Sherwood Forest, or can tell him likely places to find turtles. He comments that Sherwood Forest "is an excellent spring stopover for migrating songbirds. Warblers and thrushes were especially abundant on some days. I am sure that the forest is used as much by fall migrants as well. The mature trees are very desirable to these migrating birds. Forest interior birds like Wood Thrush, Verry, Ovenbird and Scarlet Tanager are using the woods to nest, however I believe that the relative small size of the forest provides marginal nesting habitat for these species. The incidence of dogs and cats running loose is fairly high and probably has a negative affect on ground or low nesting birds."

Beverly said that it is important that our small scrap of forest is providing habitat for neotropical migrant songbirds whose habitat is endangered not only in South and Central America, but also here where urbanization has eliminated forests. She invited residents to inspect the display board of plant and animal lists to date.

19. Buzz Ware Village Center. Betty O'Regan gave the following report.

CHANGING OF COMMITTEE MEMBERS: Marguerite Archer has moved from Arden to Ardentown and therefore is no longer one of the Arden committee members. Carolyn Cordivano, the alternate, has agreed to join the BWVC Committee. Barbara Henry has recently resigned from the committee and Laura Wallace has been chosen by the committee as nominee to fill the vacant position. Other members on the BWVC Committee are Betty O'Regan, Deb Theis and Allan Kleban from Arden. Donna Dreisbach and Linda Hager serve as representatives from Ardencroft. Betty Solway-Smith has graciously stepped down from her position as Ardentown representative and Ardentown has officially given her position to Marguerite Archer. Mary Ann Nelson also serves as representative from Ardentown. Betty O'Regan has replaced Marguerite Archer as committee chair.

RENOVATIONS IN PROGRESS: The first phase of renovation to one of the Archives' walls has been completed. One back door has been replaced with two more new installations and repairs to another to follow. Painting of the masonry and upper trim will take place at the end of July and into August, after the ACRA Summer Program is over. A window installer has done a walk through of the building in order to provide an estimate on replacing the windows. An unofficial, rough estimate for replacing all the windows would be \$50,000.00. We should be receiving more formal bids from him in the near future. Requests for bids will also be sent out, once schematics of the new windows are more clearly defined. We are attempting to find forms of matching donations to our \$13,000.00 raised by the BWVC auction. If anyone knows of a source of grant books and/or are willing to help with the grant process, please contact Marguerite Archer. We will be applying all this money towards the windows/front door renovations.

DONATED ITEMS: Continued renovations within the building are also occurring. We have installed two ceiling fans and track lighting in Room 4, just in time for use by the ACRA Summer Program. Many thanks to Sanford School for these donations. Also thanks to Larry Walker for his assistance in this project and in helping with the shed reorganization. We also would like to say thanks to Phil Fisher for his donation of the three-drawer toolbox. Now we have plenty of space to put those tools we need. If anyone has some basic tools they would like to donate, we now have a home for them!

YMCA CONTRACT AND BASKETBALL COURT ISSUES. The YMCA will be renewing their contract with us for another year. They will be providing a Before and After School Program as usual. They will also be running a Pre-School Program for 3-5 year olds this fall. They have made this program open to all members of the Ardens without the requirement of YMCA membership. An issue of concern to the YMCA has been the problems they have had with older children on the basketball court during the time the Y children are present. Reports of foul language and roughhousing have been very disturbing to parents of the YMCA children. We have discussed this with them at our committee meetings and have resolved to work on this problem for the upcoming school year. We will have liaisons within the Village whom the staff of the BWVC Y can call for assistance when these problems occur. If the liaison deems it necessary they will call the County Police. We are hoping this will prove successful and will eliminate considering the alternative option of requesting the basketball hoops be temporarily removed.

ART EXHIBITS. This month's Art Exhibit by the Saturday Art Class marked the culmination of a very creative and productive term of art sessions, as well as a successful series of art exhibits for the BWVC. In our exhibit series' evaluation, required by the Division of the Arts for the grant we received, we will be announcing our future plans to provide space for student exhibits, as well as an exhibit for a non-profit organization providing therapy through art for children.

OVER 80s PARTY. The BWVC has taken the "Over 80s" Party under its wing and will be helping to sponsor this event. So mark your calendars now for August 11. Call June Kleban to volunteer your assistance or for time and further details for the event.

COFFEE HOUSE. The June Coffee House was the finale for the season and what a finale! The House was packed and the list of performers went on and on! It was exciting to see new performers to the Buzz stage, both resident and non-resident and the variety of performances—from juggling to acapella singing to "Who's on First?" We'll take a short breather during the summer and we shall see you at the beginning of a new Coffee House season when September rolls around.

COMMITTEE MEETINGS. Again, last but not least, our committee meetings are currently held every month on the second Monday of the month at 7:30 p.m. As always, all are welcome to come and observe our meetings.

This report was unanimously accepted.

20. Budget. No report.

21. Audit. Liz Resko reported that the Audit Committee examined and accepted the financial statements of the Trustees and the independent auditor's report. This report was unanimously accepted.

22. Archives. Sadie Somerville reported the following. The Arden Archives Super-committee has been meeting and we have been working on getting to know Archives and enjoying what Ardentown and Ardencroft committee members have had to contribute.

We are making progress cataloging the collection. We have a group of volunteers helping us with this giant project. There are literally thousands of items to record in the new computer system; so far we have cataloged 350 items.

Arden Archives would like to thank our volunteers: Alton Dahl, June Kleban and Roberta Perkins have been working on cataloging photos, books, and articles. We have recently heard from more volunteers wishing to help with cataloging. Suzanne Winkler and Pat Phillips (Ardensingers), Leslie Holden and Connee McKinney (Arden School), Lisa Mullinax (scan photos), and Liz Resko (Arden Buildings) have all offered to help.

If anyone is interested in helping please contact Danny or me. This is a great way to learn about the history of the Ardens.

The Grubb Family has rescheduled their family reunion to be held on Saturday, June 29 beginning at 2p.m. when everyone will meet at the Gild Hall and then go to the burial ground for the plaque dedication. They rented the Gild Hall for the day and will have a family exhibition. John Demsey will be giving a house tour. David Grubb, who wrote the history of the Grubb Family, will give a presentation in the Moonlight Theater. You are invited to join us for this special celebration.

Mark Taylor has published his second article on Arden in the Pennsylvania Magazine of History and Biography. His article is "Utopian by Taxation, Frank Stephens and the Single Tax Community of Arden, Delaware." Copies of this magazine will be available from the Archives when we get them in.

New acquisition: A desk from the old Arden School was donated to Archives by Sue Rothrock.

Archives would like to thank Carolyn Holt, Marian and Shuki Hayashi, Aaron and Sally Hamburger, and Mark Taylor who have made contributions in memory of Peggy Stephens Aumack to the Arden Archives.

This report was unanimously accepted.

23. Arden Craft Shop Museum. Mark Taylor made the following report. Progress is slowly but steadily being made toward the completion of the Arden Craft Shop Museum. The architectural firm of S. Harris and Co. is in the process of finalizing architectural drawings and construction documents, which should be finished this month. Over the course of the summer, the Craft Shop board of directors will be working with Mr. Harris to review construction bids, with construction, we hope, to begin sometime this fall. The apartment that underwent renovations late last year has now been rented, and the Board would like to welcome the Rev. Barbara Hoag of the First Unitarian Church as our new tenant.

Please note . . . The Annual Meeting of the Arden Craft Shop Museum, Inc. membership will be held on September 29 at 3:00 p.m. at the Buzz Ware Village Center. At this time we will discuss progress of the project, and hold elections of the Board of Directors of the corporation.

All residents of the three Ardens are voting members of the corporation, if they were eligible to vote at their previous town assembly.

The charter calls for seven directors, of which five are elected at large by the members and two elected by the Archives and Museum committee. Directors are normally elected for a term of three years, however since this is the first election, two will be elected for one year, one for two years, and two for three years.

Nominations will be open for the Directors election starting on July 31. Nominations must be made by August 15 to be included in the Proxy materials, and should be made in writing to Alton Dahl, Secretary, Arden Craft Shop Museum, Inc., Box 256, Claymont, DE 19703.

This report was unanimously accepted.

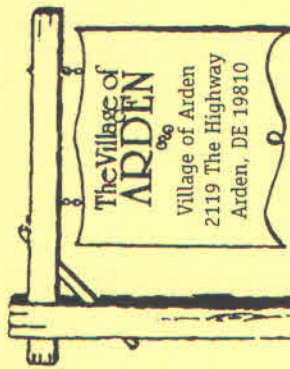
24. Old Business. None.

25. New Business. Bill Press complained that the *Page* was publishing the names of contributors to Peggy Aumack's memorial fund at the Archives. He believes this information should not be made public.

26. Meeting adjourned.

Respectfully submitted,

Danny Schweers
Secretary of the Village of Arden



you are welcome hither

**Dated Materials
Enclosed**

Notice of Next Town
Meeting

Minutes of
Preceding
Town Meeting

An information meeting on the Avery Property will be held Sunday, Sept. 22, at 2-4 p.m. at BWVC and will include a walk of the property lines. The Town Assembly is the next day.